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GOVERNMENT OF ODISHA  
GENERAL ADMINISTRATION DEPARTMENT

RESOLUTION

The 16th February 2015

**SUBJECT— Formulation of Land Grant Policy for Bhubaneswar, 2015**

In order to ensure comprehensive development of Bhubaneswar city by encouraging orderly growth of Residential, Commercial and Institutional infrastructure, State Government have been making allotments of land under the Government Grants Act, 1895. The Act does not contain elaborate provisions for the principles of allotment. With changing demographic and economic profile of the Capital, Government considers it necessary to enunciate clear instructions under the Act on this matter which will not only clarify objectives and methodology of land allotment but also serve to balance the interests of different organizations and individuals and harmonize them with public interest. Accordingly, the Land Grant Policy is laid down as stated below :

## 1. PRINCIPLES OF GRANT

- (i) Grant shall be made at the discretion of Government after consideration of different needs and uses. Grants shall not be claimed as a matter of right. Rights over Government lands shall be conferred by the State Government by auction except the grants for the following purposes:—
  - (a) Land for undertaking activities by State Government, Local Self Government, Union Government and other Government agencies including State/Central Public Sector Undertakings.
  - (b) Land for activities that are considered expedient in public interest for reasons to be recorded in writing, to be undertaken by individuals and organizations other than those mentioned in paragraph (a).

- (c) Land for housing to statutory authorities like Bhubaneswar Development Authority, Odisha State Housing Board and other similar bodies (like Co-operative Societies) that the Government may notify from time to time :

Provided that such authorities will submit a scheme after approval by Government in H. & U.D. Department for transparent allotment of land / houses to parties in accordance with their eligibility and the existing policies of the Government for housing.

- (d) Land for providing access to residential clusters deprived of public access.

*Explanation:* Grants may be considered in favour of any public authority designated by the State Government on payment, jointly by the applicants, of such amount as may be considered necessary for the development of access to residential clusters. No private rights will accrue on the amenities created by aforesaid authority.

- (e) Land to individuals and organizations that have been granted rights earlier but have not been given possession for no fault of the grantees, for reasons to be recorded in writing.

- (f) Land to be allotted under any declared policy of the State Government

- (g) The enumeration of the aforesaid purposes is not in order of priority.

- (ii) **Site Selection Committee:** All the proposals for allotment of land under the above category will be placed for scrutiny and recommendation before the Site Selection Committee. In respect of proposals for private parties, the Committee will prepare a provisional list of recommendation for allotment and the said list will be put on the website of the General Administration Department inviting public objection within a period of 30 days from the date of publication of the provisional list of recommendation. Objections received will be placed again before the Site Selection Committee after due examination and scrutiny by the General Administration Department. The Site Selection Committee after considering the objections, if any, will prepare a final list of recommendation for allotment of land to private parties under above categories for placing before the Government for approval.

## 2. GRANT BY AUCTION IN BHUBANESWAR

Land carved out into suitable sizes in Bhubaneswar for residential, commercial and institutional purposes in line with the approved master plan, with previous approval of Government shall be granted by auction to be conducted by Bhubaneswar Development Authority (BDA). The auction purchaser shall pay the prescribed ground rent annually in addition to the bid amount.

## 3. PROCEDURE FOR AUCTION

- (i) **Identification of suitable land for auction for specific development purpose:** General Administration Department will identify suitable land in Bhubaneswar for auction for a specific development purpose in consultation with Bhubaneswar Development Authority (BDA).

- (ii) **Guidelines on procedure for auction:** General Administration Department will issue instructions for conducting auction of Government land in Bhubaneswar from time to time. Bhubaneswar Development Authority (BDA) will conduct the auction accordingly.

#### **4. RESUMPTION OF LAND**

General Administration Department shall resume the land if, it apprehends any deficiency in the utilization of the land over which rights are granted to the auction purchaser and other purchasers.

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ORDER—Ordered that this Resolution be published in the *Odisha Gazette* and copies thereof be forwarded to all Departments of Government / all Heads of Departments / Accountant General, Odisha, Bhubaneswar / Secretary to Governor.

By order of the Governor

NITEN CHANDRA

Principal Secretary to Government